

IT IS HEREBY ADJUDGED  
and DECREED this is SO  
ORDERED.

The party obtaining this order is responsible for  
noticing it pursuant to Local Rule 9022-1.

Dated: October 20, 2010



**TIFFANY & BOSCO**  
P.A.

**2525 EAST CAMELBACK ROAD**

**SUITE 300**

**PHOENIX, ARIZONA 85016**

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*Randolph J. Haines*

**RANDOLPH J. HAINES**  
U.S. Bankruptcy Judge

Mark S. Bosco  
State Bar No. 010167  
Leonard J. McDonald  
State Bar No. 014228  
Attorneys for Movant

10-25502

**IN THE UNITED STATES BANKRUPTCY COURT**

**FOR THE DISTRICT OF ARIZONA**

IN RE:

Graham Frederick Coburn and Isabella Erendira  
Coburn

Debtors.

Wells Fargo Bank, N.A.

Movant,

vs.

Graham Frederick Coburn and Isabella Erendira  
Coburn, Debtors, Constantino Flores, Trustee.

Respondents.

No. 2:10-BK-28577-RJH

Chapter 7

ORDER

(Related to Docket #14)

Movant's Motion for Relief from the Automatic Stay and Notice along with the form of proposed Order Lifting Stay, having been duly served upon Respondents, Respondents' counsel and Trustee, if any, and no objection having been received, and good cause appearing therefore,

IT IS HEREBY ORDERED that all stays and injunctions, including the automatic stays imposed

1 by U.S. Bankruptcy Code 362(a) are hereby vacated as to Movant with respect to that certain real  
2 property which is the subject of a Deed of Trust dated November 28, 2007 and recorded in the office of  
3 the Maricopa County Recorder wherein Wells Fargo Bank, N.A. is the current beneficiary and Graham  
4 Frederick Coburn and Isabella Erendira Coburn have an interest in, further described as:

5 Lot 217, DESERT PEAK UNIT 3, according to Book 849 of Maps, page 12, and Certificates of  
6 Correction recorded at Document No. 07-255420 and Document No. 07-255421 of Maricopa  
County, Arizona

7 IT IS FURTHER ORDERED that Movant may contact the Debtors by telephone or written  
8 correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance  
9 Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement  
10 with Debtors. However, Movant may not enforce, or threaten to enforce, any personal liability against  
11 Debtors if Debtors' personal liability is discharged in this bankruptcy case.

12 IT IS FURTHER ORDERED that this Order shall remain in effect in any bankruptcy chapter  
13 to which the Debtor may convert.  
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